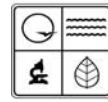


Branson Landing and Convention Center

Sycamore and Pacific streets, Branson



Missouri
Department of
Natural Resources

BACKGROUND

This 95-acre site situated along Lake Taneycomo was originally home to a marina, trout fishing cottages, and a gas station. The area across Box Car Willie drive was formerly occupied by a petroleum plant, a hardware store, and private residences. The City of Branson, in an effort to expand its tourism industry, acquired the property for redevelopment.



CONTAMINANTS

Total petroleum hydrocarbons (TPH) contaminated soils and groundwater were present on the properties, as well as benzene in the soil.



ASSISTANCE

The City of Branson received \$54 million in State Tax Increment Financing to help fund redevelopment.

PROTECTION

Petroleum products remain in the soil. A restrictive covenant limiting the site to multi-family residential and commercial use is in place as well as a monitoring contract. There is also a restriction on the use of groundwater.

INVESTMENT AND RESULTS

Total redevelopment investment of these adjoining properties is \$420 million. An anticipated 2,500 jobs are to be created.

TIMELINE

Application Received: 14 February 2002
RAP Approved: 7 July 2002
Remediation Started: 8 August 2002
Completion Certificate: 15 December 2003

REDEVELOPMENT SUMMARY

When completed, this area will be home to Branson's new 220,000 square foot convention center with a 260-room four star convention hotel and a nearby 100-room boutique hotel. The landing itself will have 100 shops and restaurants containing a total of 465,000 square feet of retail space. The anchor stores to this complex will be a 65,000 square foot Bass Pro Shops and a 68,000 square foot Belk department store. A 1,600 foot boardwalk will run along the edge of the lake, upon which is planned a \$7.5 million Vegas-style fountain and fire display. In addition, there will be 140 waterfront luxury condominiums, marinas, parking and entertainment. The landing is scheduled to open in April, 2006, followed by the convention center in October, 2007.

